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Redevelopment Board Minutes 01/10/2011

Minutes of Monday, January 10, 2011
Arlington Redevelopment Board
Selectmen's Hearing Room, Town Hall
Approved 1/24/11

Members Present:
Bruce Fitzsimmons
Chris Loreti, Chairman
Andrew West

Mr. Loreti called the meeting to order at 7:00pm. Ms. Kowalski provided a brief update on Symmes, reporting that the developer, Beacon, had not yet provided plans. Mr. Loreti asked whether Beacon was expecting a zoning bylaw change on the affordable housing requirements. Ms. Kowalski replied that Beacon had not yet given specifics, and would press Beacon to attend the January 24 meeting to inform the Board of their intentions before they invest further in their plans.

Mr. Loreti asked Ms. Kowalski to contact attorney Jonathan Book, or Kevin O'Brien regarding the Land Disposition Agreement being predicated on the MOB site being used for a medical office building. The Board has to arrive at a value for that site, he added. He asked Ms. Kowalski to see whether PNC Bank had included the Medical Office Building (MOB) site in the bank's appraisal of the Symmes property.

The Board then took up the matter of endorsing the Open Space Plan. After discussion, Mr. West moved to endorse, without exception, the 2007 – 2014 Open Space Plan. Mr. Fitzsimmons seconded, and all voted in favor.

The Board then reviewed draft warrant articles for zoning bylaw amendments. After discussion, Mr. Fitzsimmons moved to submit a warrant article to amend the bylaw to allow the Redevelopment Board to act on requests for Floodplain District and Inland Wetland District Special Permits in cases subject to Environmental Design Review in the warrant. Mr. West seconded, and all voted in favor.

After further discussion, Mr. Fitzsimmons moved to submit a warrant article to amend Section 3.03 of the Zoning Bylaw ("Zoning Map") to replace the "Wetland and Floodplain Overlay" map referenced therein by adding the following wetlands and water resources:

1. Ryder Brook from the bikepath to behind 15 Ryder St
2. wetland and stream behind 86 Coolidge Rd

Mr. West seconded, and all voted in favor.

Mr. Loreti recognized Planner Joey Glushko, who commented that the FEMA flood map changes passed by Town Meeting in 2010 were not yet reflected on the zoning map. Ms. Kowalski said she would be sure this was corrected.

The Board discussed having a meeting to examine the Board's responsibilities and to focus Board priorities and objectives for the year. Board members sought to include in the list of such topics as: master plan, the requirement in Section 8 of the bylaw for landscaping in parking lots, a Mill Brook overlay district, and the number of zoning districts. The Board also asked to add Arlington Center planning for a status update at a future meeting.

Mr. Loreti asked for a status update at the next meeting on the use and management of the Central School. He also asked that 23 Maple Street be placed on the next agenda since their lease ends June 2011, and asked Ms. Kowalski to ascertain the tenant's plans.

The Board then reviewed and amended the work tracking update.

Turning to the minutes of the December 13, 2010 meeting, Mr. West then moved to accept these minutes as amended. Mr. Fitzsimmons seconded, and all voted in favor.

Mr. West then moved to adjourn the meeting. Mr. Fitzsimmons seconded, and all voted in favor. The meeting adjourned at 9:50pm.

Respectfully submitted,
Carol Kowalski
Secretary ex Officio

